

**ROWAN COUNTY PROJECT DEVELOPMENT BOARD MINUTES**  
**ROWAN COUNTY FISCAL COURT ROOM**  
**MOREHEAD, KENTUCKY**  
**JANUARY 17, 2008**

The meeting of the Rowan County Project Development Board (PDB) was called to order at 4:03 p.m. by Rowan County Judge/Executive Jim Nickell

Judge/Executive Nickell asked Secretary Lois L. Hawkins to call the roll of Board Members present: County Judge/Executive Jim Nickell, Chief Circuit Judge Bill Mains, Senior District Judge Bill Lane, Circuit Clerk Jim Barker, State Bar Association Representative Honorable Paul Stokes, Citizen-at-Large Representative Jerry Alderman, Magistrate District 2 Jerry Flannery; Director AOC Representative Jerry Ravenscraft, Garlan VanHook, General Manager, Department of Court Facilities and Michael Kier, Project Coordinator, Department of Court Facilities.

A quorum was declared by Judge/Executive Nickell.

Visitors present: Mayor David Perkins, Steve Sherman of Sherman, Carter, Barnhart; C. J. Baker, Rowan County PVA; Jack Carter, Sheriff; Ray White, Magistrate District 1; Don Litton, Deputy Judge/Executive; Jean Bailey, Rowan County Clerk; Willie Roberts, Rowan County Attorney; Cecil Watkins, Attorney; Keith McCormick, Attorney; Morehead Councilwoman Jan Bishop; Morehead Councilman Al Baldwin; Joe Parsons, City Planner; Robin Mirus, Morehead Tomorrow; Mike Walters, Morehead State University; MaryAnn Stevens, County Finance Officer, Michele Jessee, County Treasurer; Becky Banks, Treasurer Assistant; Bob Wells, Solid Waste Coordinator; Bob Barton, Packs, Inc.; Attorney Earl Rogers III; Attorney Paul Blair; Attorney Buddy Salyers; Mark Neff, St. Claire Regional Medical Center and Larry Breeze.

Jerry Alderman made a motion to accept the minutes as emailed. Seconded by Jim Nickell. Called for a vote and passed.

**OLD BUSINESS**

**AOC Report**

Garlan VanHook stated that the AOC Report was to give conformation of approval or denial on the actions that were taken by the PDB to appropriate the current courthouse site as the priority site the Board voted on at the December meeting. In evaluating the circumstances with that vote, the evaluation of the site and the impact of that decision as it relates to the budget, Mr. VanHook put together calculations associated with the cost of a temporary office/courtroom space that would be required for the Rowan County Court System.

As reflected in the information handed out to PDB members the total cost of the temporary space would be approximately \$866,630. With the total project cost of \$13,044,000 the land acquisition was budgeted in the amount of \$650,000 but the Rowan Fiscal Court bid was \$790,000 and the removal of the current courthouse building. The contingency fund for this project is \$928,000; based on the information provided this could wipe out the contingency fund leaving only the construction and site development dollars.

Mr. VanHook stated that at current construction costs and the current markets the budget is pressed and the need is great for the contingency dollars. In accordance with the Administrative of Procedures and based on the findings the current courthouse site does not meet the criteria for the project as funded. A denial was issued on the previously approved site voted on by the PDB. If the PDB requires, Mr. VanHook's decision can be submitted to the PDB in writing to deny use of the current courthouse site.

Judge/Executive Nickell suggested that Mr. Breeze speak with PDB Council for negotiation of the downtown site he was offering and that members of the PDB look around for other possible sites.

Paul Stokes asked if Steve Sherman could review suggested sites before the next meeting to see if they would be acceptable for the needs of AOC. Mr. VanHook approved of this suggestion.

Judge Nickell opened the floor for persons present to make comments or ask questions. The Board recognized the following:

Mayor David Perkins made a statement that the City would assist in anyway possible to make this project a reality. Councilman Al Baldwin stated that the City would like to be a partner in this project and he would like to see the Mayor be apart of the Board. Mr. VanHook addressed Councilman Baldwin stating that the AP rules that govern these projects are funded and bonded through county government and the AP describes the Board that will represent the Fiscal Court.

Judge/Executive Nickell stated he had discussed information with Mayor Perkins and they had a a good working relationship on this project.

Councilman Baldwin asked for updates and information on the Judicial Center project and that it be given to Mayor Perkins to report to the Morehead City Council. Mr. VanHook asked Michael Kier to get Councilman Baldwin's email address so that he could be sent the minutes of each PDB meeting.

Robin Mirus asked if the AOC and the county could get joint funding to build one building to house both entities. Mr. VanHook stated that combined funding was not possible because it would require two entirely different funding sources.

Jerry Flannery asked question of Councilman Baldwin. Much discussion followed.

Judge Nickell closed the question and answer phase of the meeting.

The Architect Report and Financial Report were not given.

Judge Mains made a motion to adjourn. Seconded by Jerry Ravenscraft. Called for a vote and passed.

Next meeting will be February 11, 2008 at 4:30 p.m. in the Rowan County Fiscal Court Room.

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LOIS L. HAWKINS, Secretary  
Rowan County Project Development Board